067.A	0004	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,200	/	803,200
USE VALUE:	803,200	/	803,200
ASSESSED:	803,200	/	803,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANT DOUGLAS B
Owner 2:	SAENZ ARCELIA
Owner 3:	
Street 1:	20 JOYCE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PADUANO JAMES D/ETAL -
Owner 2:	PADUANO QING S -
Street 1:	20 JOYCE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,140 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Aluminum Exterior and 2036 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7140.000	359,300		443,900	803,200
Total Card	0.164	359,300		443,900	803,200
Total Parcel	0.164	359,300		443,900	803,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.42 | /Parcel: 394.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	128935
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!5823!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,300	0	7,140.	443,900	803,200	803,200	Year End Roll	12/18/2019
2019	101	FV	272,800	0	7,140.	412,200	685,000	685,000	Year End Roll	1/3/2019
2018	101	FV	272,800	0	7,140.	412,200	685,000	685,000	Year End Roll	12/20/2017
2017	101	FV	272,800	0	7,140.	361,500	634,300	634,300	Year End Roll	1/3/2017
2016	101	FV	272,800	0	7,140.	329,800	602,600	602,600	Year End	1/4/2016
2015	101	FV	266,600	0	7,140.	291,700	558,300	558,300	Year End Roll	12/11/2014
2014	101	FV	266,600	0	7,140.	275,900	542,500	542,500	Year End Roll	12/16/2013
2013	101	FV	266,600	0	7,140.	262,600	529,200	529,200		12/13/2012

PRINT

Date	Time
12/10/20	20:39:39

LAST REV

Date	Time
02/12/19	12:25:21
ekelly	
5823	

USER DEFINED

Prior Id # 1:	128935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PADUANO JAMES D	35808-213		7/1/2002		430,000	No	No		
LEONARD WILLIAM	25342-573		5/15/1995		208,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	346	Insulate	6,200	C				
5/25/2006	405	Demo gar	80,000			G7	GR FY07	ADD BDRM / PLAYROO
11/3/2000	883	Porch	2,000	C				REPLACE PORCH WALL
2/9/1995	52	Manual	6,800					REPAIR WATER DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Meas/Inspect	197	PATRIOT
1/9/2009	Entry Denied	345	PATRIOT
1/9/2009	Measured	345	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
9/28/2002	MLS	MM	Mary M
2/5/2000	Inspected	197	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7140		Sq. Ft.	Site		0	70.	0.89	12									443,942						443,900	

Total AC/HA: 0.16391 | Total SF/SM: 7140 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,942 | Spl Credit | Total: 443,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23724830
Const Adj.:	0.99989998
Adj $ / SQ:	154.641
Other Features:	109450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441418
Depreciation:	82104
Depreciated Total:	359314

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

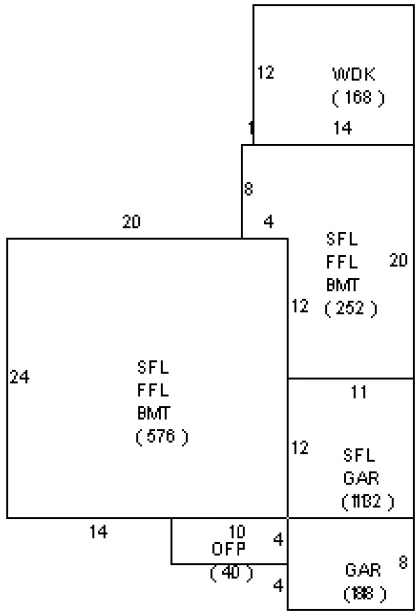
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.64
Special Features:	0	Val/Su Net:	118.04
Final Total:	359300	Val/Su SzAd	200.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	960	154.640	148,455
BMT	Basement	828	55.440	45,903
FFL	First Floor	828	154.640	128,042
GAR	Garage	220	26.360	5,799
WDK	Deck	168	11.950	2,008
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	3,044			Total:	331,967
Size Ad	1788	Gross Are	3044	FinArea	2036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: